

# MONTANA DNRC

## REAL ESTATE MANAGEMENT BUREAU

### ONGOING REAL ESTATE PROJECTS

#### - NORTHWEST LAND OFFICE -

##### Spring Prairie Center - Kalispell

Spring Prairie Center is a Planned Unit Development located on the north side of Kalispell and includes a portion of the future bypass around Kalispell. The zoning was established with an overlay that allows a mixture of residential, professional, and commercial opportunities. The PUD has seen a wide range of activity in the past year. This activity has included: proposal and lease negotiations with Holiday Inn, the ongoing construction of a high school and completion of a fire station, the sale of 85 acres for residential uses, ongoing lease negotiations for U.S. Forest Service offices, and the determination of a bypass easement on the property. In addition, the NWLO is looking at the benefit-cost of relocating their offices on the Spring Prairie Center development. The NWLO is continuously looking at a variety of scenarios for the future of the development, including different types of mixed professional and commercial development on the property.

##### Stillwater Light Industrial Site - Olney

The Whitefish Neighborhood Plan recommends approximately 40 acres along Highway 93 to be considered for light industrial use. The DNRC Stillwater Unit will initiate the RFP process in the first half of 2007 to solicit interest in the local business community. The DNRC will then decide on a course of action based on proposals received.

##### Swan Valley Retreat – Swan Lake

The NWLO is actively working on a marketing strategy for the Swan Valley Retreat. This strategy will consist of marketing this property to a wide range of potential lessees at the local, regional, and national level.

The new Lowes and Kalispell Fire Station in Spring Prairie Center.



DNRC REMB

#### - SOUTHERN LAND OFFICE -

##### Bull Pasture Subdivision – Miles City

A 60 acre, five lot subdivision was recently completed just outside Miles City that will accommodate the new Miles City Readiness Center (Armory). The REMB will be including this property in a larger state-wide marketing effort to attract heavy commercial or industrial uses on the remaining four lots in the subdivision in coordination with the Miles City Area Economic Development Council.

##### Skyview Ridge Subdivision - Billings

The SLO has engaged a consultant to update the 1985-era Master Plan for this 290 acre site that is surrounded by the Billings City limits on three sides. The subdivision will accommodate a mixture of uses including commercial, professional office, multi-family and single-family residential. Staff has submitted applications for annexation, re-zoning and subdivision to the City of Billings. The SLO is also actively working with the community in garnering resident input on the proposed Master Plan update.

#### - SOUTHWEST LAND OFFICE -

The SWLO is in the process of attracting persons interested in a 2.8 acre commercial property on Reserve Street in Missoula. The SWLO and REMB continue to market the property. The SWLO and NWLO are both working on numerous residential lease lots that are available for lease. Among other places, these are located around and on Seeley Lake, the Blackfoot River, Lake Rogers, and Flathead Lake.

Available leases for residential lots are located throughout western Montana.

[WWW.DNRC.MT.GOV/TRUST/REMB/](http://WWW.DNRC.MT.GOV/TRUST/REMB/)

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## **- CENTRAL LAND OFFICE -**

### **Mandeville Property - Bozeman**

The property has been reviewed and approved for annexation and zoning by the City of Bozeman. No negative comments were received during the public hearing process. It has been identified in the City's Growth Policy for over 20 years. Staff is currently in the City's Minor Subdivision review process. Two of the five proposed lots have lease proposals being reviewed and negotiated by the Department.

### **Lewis & Clark Subdivision - Bozeman**

This property is within the city limits of Bozeman. It was subdivided into eight lots and zoned for light industrial use by the City. Currently there are seven lots being marketed for lease.

### **Amsterdam Road - Belgrade**

The 400 plus acre parcel is in its infancy stages. At this time, the CLO is working with the City of Belgrade and the public in an effort to create the best possible plan for the property. The property, which has a variety of development opportunities, will be a major focus during the next fiscal year.

### **Alaska Road - Belgrade**

This property was acquired in a land exchange with the Montana Department of Transportation. It is a 3.3-acre parcel with I-90 frontage. The parcel has been annexed and zoned by the City of Belgrade. It is currently being marketed for lease.



## **WIND ENERGY**

### **JUDITH GAP ENERGY CENTER – Wheatland County**

Construction of the 150MW 90 turbine Judith Gap Energy Center started in spring 2005 and became operational in the end of 2005. At this time, the construction of the wind farm is in the completion stage. The wind farm will produce approximately \$52,000 yearly for the trust and provide energy for approximately 30,000 homes.

### **VALLEY COUNTY WIND FARM – Valley County**

The public review of the Valley County Wind Energy Project environmental assessment was completed in June 2006. Plans have the wind farm designed to be constructed in four phases. At the completion of the project in 2016, there will be 43 wind turbines on State land, and the 134 turbines in the project will generate 500 MW of electricity. The first phase is anticipated to begin operation in 2008, and it will have 33 turbines.

### **SPRINGDALE WIND FARM – Sweet Grass County**

The REMB and SLO sent out a RFP and are currently working with the successful responder on locating approximately seven wind turbines on a State section that will be incorporated into a larger wind farm. The project is beginning to undergo an environmental analysis.

DNRC REMB

The Judith Gap Energy Center is the first of an expected many more modern wind farms to be located on Montana Trust Land.

